

**24-6. Parking Lot Design and Maintenance.**

1. Parking Space Location. Parking space as required in Sections 24-4-2 and 24-4-3 shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than five hundred feet there from.
2. Public Parking Lot Standards. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the Building Inspector to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
3. Maximum Yard Area to be Used for Parking and Vehicle Access Lanes. For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple family dwellings and non residential uses in a residential zone, not more than fifty percent of the required side and rear yards shall be used for parking. Any said yard area used in excess of said limits shall be provided in an equivalent amount of land elsewhere on the same lot as the building as open green space, patios, play areas or courts.
4. Additional Provisions. The design and maintenance of off-street parking facilities shall be subject to the following provisions:
  - a. Each parking space shall encompass not less than one hundred eighty square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle for the side lines of the parking space.
  - b. Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right-of-way shall be as follows based on the number of units to be served:
    - i. up to and including four (4) dwelling units, sixteen (16) feet.
    - ii. five (5) or more dwelling units, one (1) twenty-four (24) foot two-way access right-of-way or two (2) sixteen (16) foot one-way access rights-of-way.
    - iii. a greater size of access right-of-way be required as deemed necessary by the Planning Commission especially in cases where access right-of-way will create corner lots from otherwise interior lots
  - c. All off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet nor more than seven feet high, except that some type of hedge-row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.
  - d. Lighting and signs shall conform to the requirements set forth in this Zoning Ordinance.
  - e. Parking requirements for dwellings will be located on the same lot with the dwelling.
  - f. All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties.